



ZONING COMMISSION AGENDA

Wednesday, February 11, 2015

1000 Throckmorton St.

Council Chamber

2nd Floor – City Hall

Fort Worth, Texas 76102

COMMISSION MEMBERS:

Nick Genua, CD 7, Chair	_____	Melissa McDougall, CD 5	_____
Charles Edmonds, Vice Chair, CD 4	_____	Natalie Moore, CD 6	_____
Will Northern, CD 1	_____	Wanda Conlin, CD 8	_____
Carlos Flores, CD 2	_____	Gaye Reed, CD 9	_____
Justin Reeves, CD 3	_____		

I. WORK SESSION 9:00 AM PreCouncil Chamber – 2nd Floor

- | | |
|---|-------|
| A. Briefing: Previous Zoning Actions by City Council | Staff |
| B. Review: Today's Cases | Staff |
| C. Presentation: Discussion of General Platting Regulations | |

The Zoning Commission may recess for lunch and staff briefing at approximately 12:00 Noon in the Pre-Council Chamber and if a recess is taken will reconvene at approximately 1:00 P.M.

Discussions at lunch recess: General Platting Regulations
 Proposed Amendments to Electronic Changeable Copy Signs
 Proposed Changes to Certain Definitions and add Data Center

II. PUBLIC HEARING 10:00 AM Council Chamber

CASES HEARD AT THIS PUBLIC HEARING ARE TO BE HEARD AT THE CITY COUNCIL MEETING ON TUESDAY, MARCH 3, 2015 AT 7:00 P.M. UNLESS OTHERWISE STATED.

- | | |
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| A. Call to Order | Chair |
| B. Approval of January 14, 2015 Meeting Minutes | _____ |

To view the docket: <http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

D. Continued Cases

1. ZC-14-159 R/P LPC II LTD. 2500 River Park Dr. 6.54 ac. CD 3

- Applicant/Agent: Larry Jackson
- Request: *From:* "G" Intensive Commercial *To:* "PD/R1" Planned Development for all uses in "R1" Zero Lot Line/Cluster with the following waivers: less than minimum lot size of 3,300 sf, less than 5 ft. side yard setbacks, and less than 33 ft. lot width at the building line, site plan included

2. ZC-14-167 NORTHWEST BIBLE CHURCH INC. 5025 Jacksboro Hwy. 3.28. ac. CD 2

- Applicant/Agent: James R. Olmstead
- Request: *From:* "A-5" One-Family *To:* "E" Neighborhood Commercial

3. ZC-14-171 COOKS/TARRANT 11.7 JOINT VENTURE 7901 Ederville Ln. 1.33 ac. CD 5

- a. Applicant/Agent: Hugo Monsanto
- b. Request: *From:* "G" Intensive Commercial *To:* "PD/G" Planned Development for all uses in "G" Intensive Commercial plus hotel; site plan included

4. ZC-14-174 JOSE ARMANDO VALVERDE 601 E. Mason and 4012 South Frwy. 0.42 ac. CD 9

- a. Applicant/Agent: Jose Armando Valverde
- b. Request: *From:* "E" Neighborhood Commercial *To:* "FR" General Commercial Restricted

E. New Cases:

5. ZC-15-002 RENAISSANCE SQUARE LLC 2932 E. Berry St. 1.04 ac. CD 8

- a. Applicant/Agent: Jeff Kauertz/Autozone Inc.
- b. Request: *From:* "PD-720" Planned Development for all uses in "E" Neighborhood Commercial excluding stealth communications tower, communications tower, taxidermist shop, liquor package store with development standards; site plan waived *To:* Amend "PD-720" to add auto parts sales and to provide signage visible from all areas of the property disallowing any type of work on vehicles in the parking lot; site plan waiver requested

6. ZC-15-003 KOETTING REAL ESTATE LP 1002 NE Loop 820 1.57 ac. CD 2

- a. Applicant/Agent: Haitham Youssef
- b. Request: *From:* "K" Heavy Industrial *To:* "PD/K" Planned Development for all uses in "K" Heavy Industrial plus Game Room; site plan included

7. ZC-15-004 ELHAMAD INVESTMENTS 1137 E. Hattie St. 0.20 ac. CD 8

- a. Applicant/Agent: Omar S. Elhamad Jr.
- b. Request: *From:* "ER/HC" Neighborhood Commercial Restricted/Historic and Cultural *To:* "E/HC" Neighborhood Commercial/Historic and Cultural

8. ZC-15-005 ISLAMIC ASSOCIATION OF TARRANT COUNTY 4801-4809 Fletcher Ave. 0.60 ac. CD 9

- a. Applicant/Agent: Zarmina Giotis
- b. Request: *From:* "B" Two-Family *To:* "E" Neighborhood Commercial

9. ZC-15-006 CRESTMONT MANAGEMENT CO LLC 1600 Montgomery and 3609-3613 Crestline Rd. 0.56 ac. CD 7

- a. Applicant/Agent: Townsite Company/Phillip Poole
- b. Request: *From:* "PD-770" PD/SU Planned Development/Specific use for offices; site plan approved *To:* "MU-1" Low Intensity Mixed Use

10. ZC-15-007 MELVIN AND LINDA PARKER 11550 S. Pipeline Rd. 0.43 ac. CD 5

- a. Applicant/Agent: Kenny Martin, Martin and Martin Holdings LLC
- b. Request: *From:* "AR" One-Family Restricted *To:* "I" Light Industrial

11. ZC-15-008 BOU-HAMDAN LLC 9861 N. Saginaw Blvd. 0.35 ac. CD 7
- Applicant/Agent: John R. Corbin
 - Request: *From:* "I" Light Industrial *To:* "PD/I" Planned Development for all uses in "I" Light Industrial plus Game Room; site plan included
12. ZC-15-009 LESLIE GROUNDS 7201 and 7203 Vista Cliff Dr. 0.29 ac. CD 7
- Applicant/Agent: Leslie Grounds
 - Request: *From:* "A-5" One-Family *To:* "B" Two-Family
13. ZC-15-010 CAROL D. SWEENEY 1428 Mistletoe Dr. and 2444 - 2502 Stonebridge Place 4.34 ac. CD 9
- Applicant/Agent: Carol D. Sweeney
 - Request: *From:* "B" Two-Family *To:* "A-5" One-Family
14. ZC-15-011 TAN NGUYEN 2929 N. Beach St. 0.94 ac. CD 4
- Applicant/Agent: Doraco Brothers LLC
 - Request: *From:* "B" Two-Family *To:* "E" Neighborhood Commercial
15. ZC-15-012 VANN CATTLE YARDS INC. 11449 and 11451 NW Hwy 287 45.7 ac. CD 7
- Applicant/Agent: Mycoskie+McInnis+Assoc./Douglas Cooper
 - Request: *From:* "E" Neighborhood Commercial *To:* "A-5" One-Family
16. ZC-15-013 AUTOBAHN REALTY PARTNERS LP 101 and 111 University 0.83 ac. CD 9
- Applicant/Agent: Ray Oujesky
 - Request: *From:* "E" Neighborhood Commercial *To:* PD/E Planned Development for all uses in "E" Neighborhood Commercial plus display of autos for sale as part of the adjacent new and preowned auto sales business. Used auto sales only is not permitted. Permanent canopies for shading of autos for sale shall be permitted. Improvements shall be made to the pavement before inventory may be placed. Provide minimum 6 ft. wrought iron fence along southern property line. Lot lighting shall be directed downward and shielded on the property. One monument sign may be installed on one of the properties. Site plan waiver requested only for the auto sales inventory lot; any office or habitable structure shall require site plan approval.
 - This case will be heard by the City Council on February 17, 2015.
17. ZC-15-014 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT;
CREATE NEAR SOUTHSIDE 5N SUBDISTRICT CD ALL
- Applicant/Agent: City of Fort Worth
 - Request: Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), by amending:
 - Sections of the Near Southside Development Standards and Guidelines as provided by Section 4.1305.D., "Other Development Standards" of Section 4.1305, "Near Southside ("NS") District

of Article 13, "Form-Based Districts" of Chapter 4, "District Regulations" to create a new Neighborhood classification for NS-T5 Zones and provide development regulations

To review the proposed amendments:

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

18. ZC-15-015 RICHARD AND LINDA CLAYTOR 200 block Cannon & Lueda, 800-900 blocks
Crawford and 917 Bryan 2.14 ac. CD 9

- a. Applicant/Agent: Sam Austin
- b. Request: *From:* "NS-T4N" Near Southside Transect 4 Neighborhood Zone and "NS-T5I" Near Southside Transect 5 Industrial Zone *To:* "NS-T5N" Near Southside Urban Center Neighborhood Zone

19. ZC-15-016 CITY OF FORT WORTH PLANNING & DEVELOPMENT-LINCOLN AVE. 2501-2503
Lincoln Ave. 0.31 ac. CD 2

- a. Applicant/Agent: City of Fort Worth
- b. Request: *From:* "FR" General Commercial Restricted *To:* "A-5" One-Family

20. ZC-15-017 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT;
AMEND TRINITY LAKES FORM BASED CODE CD ALL

- a. Applicant/Agent: City of Fort Worth
- b. Request: Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), by amending various sections of the Trinity Lakes Development Code as provided by Section 4.1307.D., "Other Development Standards" of Section 4.1307, "Trinity Lakes ("TL") District of Article 13, "Form-Based Districts" of Chapter 4, "District Regulations" to:
 - Provide clarification regarding placement of accessory structures,
 - Provide separate development standards based on lot size,
 - Amend the landscaping requirements,
 - Modify parking and architectural standards, and
 - Amend driveway and garage standards, define j-swing garages, and establish a permeable surface requirement

To review the proposed amendments:

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

21. ZC-15-018 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT;
AMEND STANDARDS FOR R1 ZERO LOTLINE/CLUSTER DISTRICT AND R2
TOWNHOUSE/CLUSTER DISTRICT CD ALL

- a. Applicant/Agent: City of Fort Worth
- b. Request: Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), by Amending Chapter 4 "District Regulations", Article 7 "Residential Districts" to amend:
 - Section 4.708. "Zero Lot Line/Cluster ("R1") District to revise development standards for "R1" District, and
 - Section 4.709. "Townhouse/Cluster ("R2") to increase maximum density and size of building row for "R2" District; and

- To move the Supplemental Residential Development Standards for both the "R1" and "R2" Districts from Chapter 6, "Development Standards" into their respective subsections in Chapter 4

To review the proposed amendments:

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

22. ZC-15-019 CITY OF FORT WORTH PLANNING AND DEVELOPMENT: TEXT AMENDMENT; MINI-WAREHOUSE STANDARDS CD ALL

- Applicant/Agent: City of Fort Worth
- Request: Text Amendment: An Ordinance amending the Zoning Ordinance of the City of Fort Worth, being Ordinance No. 13896, as amended, codified as Appendix "A" of the Code of The City of Fort Worth (1986), by amending Chapter 4 "District Regulations", Article 3 "Planned Development ("PD") District" to amend:
 - Section 4.305. "Uses," Subsection C.5. related to mini warehouses;
 - Article 8, Section 4.800 "Nonresidential District Use Table" to clarify that mini-warehouses are permitted by right in Intensive Commercial ("G") and Light Industrial ("I") Districts and by Planned Development District in other zoning districts; and
 - Chapter 5 "Supplemental Use Standards", to amend Section 5.143 "Warehouse Or Bulk Storage, Warehouse, Mini" to add Supplemental Development Standards for mini-warehouses

To review the proposed amendments:

<http://fortworthtexas.gov/planninganddevelopment/zoningcommission.aspx>

23. ZC-15-020 CITY OF FORT WORTH WATER DEPARTMENT 4237 Wells Dr. CD 7
0.47 ac.

- Applicant/Agent: Mike Barnard
- Request: *From:* "A-5" One-Family *To:* "PD/A-5" Planned Development for all uses in "A-5" plus cooking facilities in an accessory dwelling unit; site plan waiver requested

ADJOURNMENT:

ASSISTANCE AT THE PUBLIC MEETINGS:

This meeting site is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail ADA@FortWorthTexas.gov at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations.

ASISTENCIA A REUNIONES PUBLICAS:

Este sitio de reunión es accesible con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a ADA@FortWorthTexas.gov por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

Executive Session.

A closed executive session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Fort Worth, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time **Wednesday, February 04, 2015 at 3:00 p.m.** and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

Mary J. Kaiser
City Secretary for the City of Fort Worth, Texas